

LOT 44
VILLAGE WALK PHASE 1
PBK 2239/1289

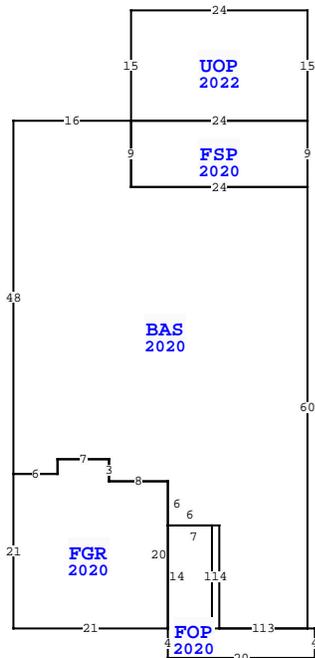
ROBERTS JEFFREY ALLAN & JANE ELIZABETH
83642 NETHER STREET
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0044-0000
11010100440000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4090.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,013	100
FGR	447	55
FOP	178	30
FSP	216	40
UOP	360	20
TOTALS	3,214	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2021									
Heated Area: 2013					HX Base Yr 2021							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			281,541
TOTAL MARKET OB/XF VALUE			10,494
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			367,035
SOH/AGL Deduction			53,802
ASSESSED VALUE			313,233
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			262,511
TOTAL JUST VALUE			367,035
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004306	ADDITION	10,778	03/18/2022
20001168	CO ISSUED	0	04/27/2020
B1910911	NEW CONSTRUCTION	269,465	10/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2357/1927	4/29/2020	SW	Q	I	01	289,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ROBERTS JEFFREY ALL						
2309/1167	10/03/2019	SW	Q	V	05	603,200
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	622.00	SF	5.20	5.20	
2	0911	SCRN RM A	0	100	24	360.00	SF	21.88	21.88	

TOTAL OB/XF										10,494
BLD DATE	XF DATE	INC DATE	BLD DATE	LAND DATE	AG DATE					
03/13/2023			NW	04/24/2024	MLU					

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E21									
FOP=[YR=2020] S4 E20 N4 W13 N14 W7 S14\$ N20 W8 N3 W7 S2 W6\$									
E6 N2 E7 S3 E8 S6 E6 S14 E13 N60 W24 N9\$ S9 E24 N9\$									
UOP=[YR=2022] N15 W24 S15 E24\$.									

LAND DESCRIPTION										TOTAL OB/XF										10,494				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							